

DATE: November 16, 2006

TO: CVRC Board Directors
Mayor and Councilmembers

VIA: Jim Thomson, Interim Chief Executive Officer *JT*
Ann Hix, Acting Director of Community Development *ASTORAH*

FROM: Mary Ladiana, Planning Manager *ML*

SUBJECT: Public Hearing on Creekside Vistas

Project Area:	Added Area
Developer:	Douglas Wilson Companies
Project Site:	912-944 Third Avenue
Project Type:	Mixed-use Residential
Project Description:	167 multi-family residential "for sale" housing units, and 3,793 sq. ft. of commercial/retail space

INTRODUCTION

In the fall of 2004, redevelopment staff inventoried all underutilized parcels located throughout the City's redevelopment project area. After careful review of all the parcels, the site at 912-944 Third Avenue was identified as a top priority to focus redevelopment efforts. At that time, the 5.5 acre property was developed with three small dilapidated structures. Based on the evolving direction of the General Plan Update (GPU) and the underutilized status of the site, redevelopment staff identified this site as an excellent opportunity to pursue much needed mixed-use housing development in the area. The site was located directly across the street from the San Diego Country Club, close to transit, and within a block of neighborhood-serving retail and office uses.

In December 2004, redevelopment staff contacted the owners of 912-944 Third Avenue, CFREI Limited Partnership (LLP), to determine their willingness to either develop or sell the 5.5 acre site. Staff provided the owners with current zoning, developer contact lists, market data and an estimate of land value based on potential densities under the proposed GPU.

After several months of working with the owners, the site was listed for sale. The redevelopment staff continued working with the owners and their broker to eventually select a qualified developer for the site, The Douglas Wilson Companies.

On November 1, 2005, Douglas Wilson Companies (Applicant) filed applications requesting a zone change, lot consolidation, conditional use permit, tentative map and design review for development of a mixed-use residential project on a vacant 5.5-acre site located at 912-944 Third Avenue. The project proposes construction of 167 multi-family residential units and 3,793 square feet of commercial/retail space. The Creekside Vista project represents the first significant urban infill project to occur in western Chula Vista since adoption of the General Plan last December.

REDEVELOPMENT FISCAL IMPACT

The project, when complete and sold, will have an estimated value of approximately \$64 million. The project, over the life of the redevelopment project area (2049), will benefit the public by generating \$8 million in new revenue for affordable housing projects, over \$11 million in new revenues to the County of San Diego, the Chula Vista Elementary School, Sweetwater Union High School District and Southwestern College and \$21 million in general tax increment revenue available for redevelopment activities and public infrastructure improvements. The following is a summary of the projected Redevelopment Fiscal Impact.

	Cumulative
Gross Tax Increment:	\$40,941,000
Net Tax Increment:	\$21,671,300
Housing Set-Aside:	\$8,188,200
Pass Through ¹ :	\$11,081,500

BACKGROUND

The Creekside Vistas project would require a rezone of a portion of the site to provide an implementing zone for the 2005 General Plan. State law (Government Code 65854-65861) establishes the process for adopting zone changes of property and requires that the Planning Commission hold a public hearing on proposed rezoning actions and provide a written recommendation to the City Council. In addition, Chula Vista Municipal Code (CVMC) Section 2.55.050 provides that the Chula Vista Redevelopment Corporation

¹ Pass through payment distribution list: County of San Diego, Sweetwater Union High School District, Chula Vista Elementary School District, San Diego County Office of Education, Southwestern Community College District

(CVRC) assumes the same legislative functions of the Planning Commission, such as those associated with rezoning, and also that the CVRC is now the review authority for administrative and quasi-judicial functions of the Planning Commission, such as conditional use permits, design review and tentative maps, for projects located within the City's redevelopment areas. The CVRC recommendation, as well as the Planning Commission's recommendation, is then forwarded to the City Council for final consideration and approval.

ENVIRONMENTAL DETERMINATION

The Environmental Review Coordinator has reviewed the proposed project for compliance with the California Environmental Quality Act and has constructed an Initial Study, IS-06-008, in accordance with the California Environmental Quality Act. Based upon results of the Initial Study, the Environmental Review Coordinator determined that the project could result in effects on the environment. However, revisions to the project made by or agreed to by the applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; therefore, the Environmental Review Coordinator prepared a Mitigated Negative Declaration, IS-06-008.

RECOMMENDATION

- a. That the Chula Vista Redevelopment Corporation adopt a resolution recommending that the City Council:
 - 1) Adopt Mitigated Negative Declaration (IS-06-008);
 - 2) Approve a Zone Change (PCZ-06-04) of 3.6 acres of a 5.5 acre site from S90 (Holding Area) to CCP (Central Commercial Precise Plan) zone and establishing a Precise Plan Modifying District on the 3.6 acres and a Precise Plan Modifying Standard;
 - 3) Granting Conditional Use Permit (PCC-06-026);
 - 4) Approving Design Review (DRC-06-35);
 - 5) Approving Tentative Subdivision Map (PCS-06-06)
- b. That City of Chula Vista City Council adopt a resolution:
 - 1) Adopting Mitigated Negative Declaration (IS-06-008);
 - 2) Granting Conditional Use Permit (PCC-06-026);
 - 3) Approving Design Review (DRC-06-35);
 - 4) Approving Tentative Subdivision Map (PCS-06-06)

- c. That City of Chula Vista City Council Introduce an Ordinance:
- 1) Approving a Zone Change (PCZ-06-04) of 3.6 acres of a 5.5 acre site from S90 (Holding Area) to CCP (Central Commercial Precise Plan) zone and
 - 2) Establishing a Precise Plan Modifying District on the 3.6 acres and a Precise Plan Modifying Standard.

BOARDS/COMMISSIONS RECOMMENDATIONS

The Planning Commission reviewed the proposed rezone and precise plan application on October 25, 2006. The Planning Commission voted 6-0 to approve a Resolution recommending that the City Council Approve the proposed rezone and precise plan standards based on the findings and subject to the conditions contained in the attached City Council Ordinance.

The Planning Commission also recommended that the project applicant continue to work with the City and the property owner of the San Diego Country Club to pursue enhancements to the east side of Third Avenue (southeast corner) where an unvegetated slope currently exists.

DECISION MAKER CONFLICT

Staff has reviewed the property holdings of the CVRC Board and City Council members and has found no property holdings within 500-feet of the boundaries of the property which is the subject of this action.

DISCUSSION

1. Site Location and Surrounding Uses

The subject property is located on the west side of Third Avenue, between L and Moss Streets (see Attachment 1). The 5.5-acre project site consists of four vacant and contiguous parcels. The site has approximately 400 feet of frontage along Third Avenue with varying depths of 280 feet to a maximum depth of approximately 515 feet to the west. Elevations on the site range from approximately 110 feet along the eastern boundary along Third Avenue to approximately 80 feet along the bottom of the drainage channel at the western boundary of the site (see Attachment 2).

The project site is located in an urbanized area of the city and is within the "Added Area" of the Amended and Restated Redevelopment Plan (2004) and the South Third Avenue

District of the Southwest Area Plan of the City's 2005 General Plan (see Attachment 3). The existing General Plan land use designation is Mixed Use Residential (MUR).

Approximately 1.9 acres of the site is currently zoned Central Commercial-Precise Plan (CC-P) with the remaining 3.6 acres zoned S90 (Holding Zone). The S90 zone is an old San Diego County zone carried over when the Montgomery area was annexed from the County to the City of Chula Vista in 1986. The S90 zone was intended as a "holding" zone with the expectation that it would be replaced as parcels were planned and developed with urban uses pursuant to the Montgomery Specific Plan. The Montgomery Specific Plan (1986) was repealed in 2005 with the adoption of the 2005 General Plan. As noted above, the 2005 General Plan designates the site for mixed use residential.

The site previously contained several small businesses including some which operated without a business license. The area along the drainage channel has historically been an area littered with inoperable vehicles, trash and debris, and occupied by members of the homeless community. Over the last few years, significant clean up of the site has occurred, including removal of previous dilapidated structures and debris.

Land uses adjacent to the project site include commercial uses (automobile parts store and gas station) to the north, the San Diego Country Club/Golf Course across Third Avenue to the east, a medical hospital (Bayview Hospital and Mental Health Systems) to the south, high density residential to the southwest, and a school, church, and residential uses to the west.

2. Project Description

The proposed project consists of a mixed-use residential development. The 167 multi-family residential units will be "for sale" housing and 3,793 square-feet of commercial/retail space will be on the ground floor of the structure located along Third Avenue. Nineteen of the 167 residential condominiums will be three-story town homes with attached garages located along the south and southwest portion of the site; 60 of the units will be single-level flats located in a four-story structure; and the remaining 88 units will be two-story town homes stacked over a split-level podium structure. Pursuant to the City's affordable housing policy, approximately 17 units will be available as affordable for sale units. The podium structure will include one and one half levels of parking for 299 cars with the remaining 28 parking spaces provided in surface lots.

The approximately 3,800 square feet of retail space will be located at the ground level of the podium structure at the northeast corner of the property. The commercial and residential components of the project have been designed to complement each other and have been integrated into the podium structure which fronts on Third Avenue. The proposed project will also include landscaping, perimeter and retaining walls, open space

areas and trails, paved parking areas, and recreational facilities with a pool, tot lot, security lighting and other amenities (see Attachment 4).

3. Land Use and Zoning

One of the items being presented for the CVRC and City Council's consideration is the rezone of approximately 3.6 acres of the 5.5-acre site from the current S90 zone to the CC-P zone. The rezone would provide consistent zoning of the entire site as well as an implementing zone for the 2005 General Plan mixed-use residential land use designation. The Precise Plan standard would permit a reduced front yard setback to allow a more compact urban design, with enhanced pedestrian orientation along Third Avenue, and retention of the drainage channel along the western portion of the site as a project enhancement/feature.

The General Plan land use, zoning, and current land uses in the vicinity consist of the following:

	General Plan Land Use	Zoning	Current Land Use
Site:	Mixed-Use Residential	CC-P and S90	Vacant
North:	Commercial – Retail	CC	Retail Commercial
East:	Public/Quasi Public	R-1	Golf Course
South:	Public/Quasi Public, Residential	CC-P	Medical
	High and Open Space	R-3	High density residential
West:	Public/Quasi Public	R-1	School/church/residential

4. Development Standards

The mixed-use development has been evaluated using the CC zone development standards. It should be noted that CVMC 19.58.205 requires mixed-use developments to comply with the R-3 standards for residential density (CVMC 19.58.205(C)) and open space (CVMC 19.58.205(E)) as further described below.

Assessor's Parcel Number:	619-010-04, -38, -42, and -56
Current Zoning	CC-P - Central Commercial Zone S90 - Holding Area (San Diego County zone)
Proposed Zoning	CC-P - Central Commercial Zone
General Plan	MUR - Mixed-Use Residential
Building Coverage	1.77 acres
Lot Area	5.5 acres

DEVELOPMENT STANDARDS: REQUIRED	PROPOSED
Setbacks (per CC zone) Front Yard: 25 feet Side Yard: none; when adjacent to an R district, 15 feet Rear Yard: none	20 feet* 25 feet 55 feet
Parking (per CVMC 19.62.050) Residential (2/du) 334 spaces Retail (1/200 sf) 19 spaces Total 353 spaces	346 spaces 20 spaces 366 spaces
Building Height (per CC zone) No height restrictions - Except no building shall exceed three and one-half stories or 45-feet in height when located adjacent to any CO or residential zone (applies to town home units only)	Podium Building - height varies 44 feet to 60 feet Town Home Units - 35 feet
Residential Density (per R-3 zone) 170 units	167 units
Open Space Requirements (per R-3 zone) 72,560 square feet	95,774 square feet

The following provides additional discussion of the project's consistency with the above developments standards and the requested variation from the front yard setback requirement of the CC zone.

Setbacks:

The applicant has requested that the precise plan modifying district (P) be applied to the project site to allow a reduced front yard setback. While the proposed Precise Plan standards would deviate from the adopted Zoning Ordinance, the site design would be compatible with surrounding land uses as described below.

The proposed zoning ordinance deviation would allow a reduced front yard setback (25 feet required vs. 20 feet proposed) to allow clustering of the units in the podium structure along the eastern property boundary while retaining the open space/drainage channel configured along the project's western boundary. The currently degraded drainage channel is proposed to be enhanced and incorporated as an open space amenity of the project. In addition, the existing setback standards (25 feet) are more reflective of suburban

development standards which typically emphasize buildings set back behind a landscaped/parking area. The proposed precise plan development standards will allow reduced building setbacks which are conducive to a more urban, pedestrian-oriented project.

Parking:

The project would meet and exceed the parking requirements of the proposed residential and commercial components. Also, as required by CVMC 19.58.205, parking, access and circulation has been designed to be largely independent for the commercial and residential components of the project. The commercial parking will be closest to Third Avenue and separated from the residential parking area by a security gate in the underground parking area.

Building Height:

The proposed building would meet the height regulations of the CC zone. The four-story podium building proposes heights which range from 44 feet to a maximum of 60 feet. The podium building is situated adjacent to the CC zone to the north and south, and Third Avenue, a 72-foot wide major street, abuts the podium building on the east. As referenced, there are no height restrictions for buildings adjacent to the CC zone. An open space drainage channel abuts the podium building to the west. The open space/drainage channel provides a vertical (30 feet) and horizontal (minimum 55 feet) separation and transition to the uses (church, school) located further to the west of the site in the R-1 zone.

The three-story town homes would have a maximum height of 35 feet and are situated adjacent to the southwest property boundary, which abuts Bayview Hospital and Mental Health Systems (zoned CC-P) and multi-family uses further to the southwest in the R-3 zone. The height of the town home building would meet the building height standards of the CC zone for buildings adjacent to CO or residential zones.

Residential Density:

Pursuant to CVMC 19.58.205(C), the allowable residential density of a mixed-use development is limited to the maximum residential density permitted in the R-3 zone. The maximum density permitted in the R-3 zone is 32 dwelling units per acre (du/ac). Therefore, the maximum number of dwelling units on the project site could be 170 units. This is based on the net area (5.3 acres) of the site after deducting the area devoted to commercial use (3,800 square feet) and exclusive commercial parking (20 spaces = approximately 4,000 square feet). The project proposes 167 units which would be slightly less than the maximum units (170) permitted by the R-3 zone.

Open Space Requirement:

The project proposes a total of 95,774 square feet of open space, which exceeds the required 72,560 square feet by 23,214 square feet. The open space is provided through a combination of private and common open space areas. Each home has a private balcony or patio in order to provide private open space for each unit. The balconies, patio, and stoops also serve to articulate and add interest to the building façade. A pool and recreation area with a tot lot is centrally located within the development and buffered from the activity along Third Avenue. The recreation area is not visible from Third Avenue, but is directly visible from the adjacent homes in order to provide security. The central recreation area is located along a pedestrian path that provides connections to viewing areas and seating along the upper edge of the open space/drainage channel, and provides focused access to the on-site open space amenity. The pedestrian circulation also connects the residents to Third Avenue and the neighborhood commercial uses. Common open space is also provided on courtyards above the parking garage of the condominium building. These courtyards are directly accessible from the ground floor patios of the condominium homes.

5. Analysis

The project has been evaluated in accordance with the goals and objectives of the Chula Vista General Plan (2005), the Zoning Ordinance and the Amended and Restated Redevelopment Plan (2004). It is noted that the 2004 Redevelopment Plan refers to the General Plan and Zoning Ordinance for land use guidance.

Rezone:

Of the approximately 5.5-acre project site, 1.9 acres is currently zoned CC-P, which allows mixed-use residential development as a conditional use (CVMC 19.36.030 (O)). The applicant has requested to rezone the remainder of the site (3.6 acres) currently zoned as S90 to Central Commercial Precise Plan (CC-P), which would result in a consistent zone over the entire site. As previously stated, the S90 zone designation was originally a county zone used for the holding of agriculture materials and equipment and was intended to be replaced as areas urbanized pursuant to the Montgomery Specific Plan. With the recent update of the General Plan, the Montgomery Specific Plan was repealed and replaced with a new vision for this area of the southwestern portion of the City. The development proposal would implement the General Plan Land Use and Transportation (LUT) Policy 41.6 for this area, which states:

“Encourage multi-family with limited retail in the area designated as Mixed Use Residential south of L Street and west of Third Avenue.”

The CC zone is currently the only zone district which allows development of mixed-use projects. The proposed CC zone will contribute to the public convenience and general welfare by further assisting in the implementation of the General Plan MUR land use designation for the site.

In addition, LUT Policy 41.9 of the General Plan states:

"In the South Third Avenue District, residential densities within the Mixed Use Residential designation are intended to have a district-wide gross density of 30 dwelling units per acre."

The project proposes 167 units on 5.5 acres which results in a density of 30 dwelling units per acre and is consistent with the City's General Plan policy for the site. The residential density would provide a more urban, pedestrian-oriented project design that would be compatible with the surrounding land uses.

Precise Plan Standards:

The purpose of the Precise Plan modifying district ("P" modifier) is to allow diversification in the spatial relationship of land uses, density, buildings, structures, landscaping and open spaces, as well as design review of architecture and signs through the adoption of specific conditions of approval for development of property in the city. Within the boundaries of the P district, the location, height, size and setbacks of buildings or structures, open spaces, signs and densities indicated on the precise plan must take precedence over the otherwise applicable regulations of the underlying zone.

Pursuant to CVMC 19.56.041, the "P" modifying district may be applied to areas within the city when one or more circumstances are evident, including:

"The subject property, or the neighborhood or area in which the property is located, is unique by virtue of topography, geological characteristics, access, configuration, traffic circulation or some social or historic situation requiring special handling of the development on a precise plan basis."

The precise plan modifying district has already been established on a portion of the site (1.9 acres) and the project proposes to rezone the remainder of the site (3.6 acres) to CC with a "P" modifier (CC-P). The subject property is unique by virtue of its topography and unusual lot configuration. Although the site has over a 400-foot frontage along Third Avenue, the depth of the lot varies from 280 feet to 515 feet, creating an unusually configured lot. The site also includes a drainage channel that runs along the west property boundary. The drainage channel creates a topographic elevation differential of 30 feet

from the east to west property boundaries and environmental constraints on the project site. The site is also surrounded by existing urban and pedestrian-oriented uses such as commercial retail uses, a church, elementary school, hospital and high-density residential uses.

Since no actual criteria for implementation of the precise plan was previously developed at the time of establishment of the "P" modifier on the 1.9 acres of the site, such standards are now being requested in order to implement a precise plan. The applicant has requested that the precise plan modifying district (P) be applied to the remainder of the project site to allow a reduced front yard setback. While the proposed Precise Plan standards would deviate from the adopted Zoning Ordinance, the site design would be compatible with surrounding land uses as described below.

The proposed zoning ordinance deviation would allow a reduced front yard setback (25 feet required vs. 20 feet proposed) to allow clustering of the units in the podium structure along the eastern property boundary while retaining the open space/drainage channel configured along the project's western boundary. The currently degraded drainage channel is proposed to be enhanced and incorporated as an open space amenity of the project. Limited access, in the form of viewing areas and seating, is proposed along the upper edge of the open space/drainage channel.

In addition, the existing setback standards are more reflective of suburban development standards which typically emphasize buildings set back behind a landscaped/parking area. The proposed precise plan development standards will allow reduced building setbacks which are conducive with the above stated goals of encouraging a mixed-use project which is in keeping with the goals of achieving a more urban, pedestrian-oriented project.

The reduction in building setbacks will allow: 1) the commercial component of the project to be located close to the sidewalk along Third Avenue, thereby achieving the pedestrian-oriented nature of the project; 2) allow for a better balance between open space and buildings on the lot. Larger open space areas as well as pedestrian corridors can be provided between building structures while, at the same time, maintaining the desired density of the project. Due to the orientation of existing development on adjacent properties, no negative impact is anticipated as a result of the proposed setback reductions.

Conditional Use Permit:

Under the proposed CCP zone designation, section 19.36.030 (O) of the Zoning Ordinance requires that a mixed-use project only be allowed by an approved conditional use permit. In addition to the standard required findings for the granting of a conditional use permit outlined in section 19.14.080 and included in the attached draft resolutions, the approval of a use permit for a mixed-use project is also subject to compliance to the

specific standards and guidelines outlined in section 19.58.205 of the CVMC. The following information describes how the proposed project meets these standards.

1. *The use permit shall be reviewed and approved by the CVRC.*

Because this project falls within the Merged Redevelopment Agency, the Chula Vista Redevelopment Corporation will review and take action on the request for the Conditional Use Permit.

2. *The commercial and residential components shall be planned and implemented together.*

The approximately 3,800 square feet of retail space will be located at the ground level of the podium structure at the northeast corner of the property. The commercial and residential components of the project have been designed to complement each other and have been integrated into the podium structure which fronts on Third Avenue.

3. *The maximum allowable residential density will be governed by the provisions of the R-3 zone based upon the total project area, less any area devoted exclusively to commercial use, including commercial parking and circulation areas. The approved density may be significantly less than the maximum allowable density depending on site specific factors, including the density and relationship of surrounding residential areas, if any.*

Pursuant to CVMC 19.58.205(C), the allowable residential density of a mixed-use development is limited to the maximum residential density permitted in the R-3 zone. The maximum density permitted in the R-3 zone is 32 dwelling units per acre (du/ac). Therefore, the maximum number of dwelling units on the project site could be 170 units. This is based on the net area (5.3 acres) of the site after deducting the area devoted to commercial use (3,800 square feet) and exclusive commercial parking (20 spaces = approximately 4,000 square feet). The project proposes 167 units which would be slightly less than the maximum units (170) permitted by the R-3 zone.

4. *Parking, access and circulation shall be largely independent for the commercial and residential components of the project. Each use component shall provide off-street parking in accordance with city standards.*

A majority of the parking is provided in private enclosed garages and a partially subterranean garage. Underground parking allows for homes and open space above the parking garage instead of having buildings encroach into the open space. Natural light and ventilation is provided through screened openings on the north, south, and west edges of the parking garage. On the east edge of the podium building, residential entry stoops and the retail space conceal the parking garage from view. Access to the subterranean

garage is provided at two vehicular entries: one for the residents and one for the commercial vehicles. An entry gate provided a secure entrance for the residential portion of the garage.

5. *The residential component shall meet the private and common open space requirements of the R-3 zone.*

The proposed project exceeds both the private and common open space requirements of the R-3 zone. The project proposes a total of 95,774 square feet of open space, which exceeds the required 72,560 square feet by 23,214 square feet. The open space is provided through a combination of private and common open space areas. Each home has a private balcony or patio in order to provide private open space for each unit. The balconies, patio, and stoops also serve to articulate and add interest to the building façade.

A pool and recreation area with a tot lot is centrally located within the development and buffered from the activity along Third Avenue. The recreation area is not visible from Third Avenue, but is directly visible from the adjacent homes in order to provide security. The central recreation area is located along a pedestrian path that provides connections to viewing areas and seating along the upper edge of the open space/drainage channel, and provides focused access to this on-site open space amenity. The pedestrian circulation also connects the residents to Third Avenue and the neighborhood commercial uses. Common open space is also provided on courtyards above the parking garage of the condominium building. These courtyards are directly accessible from the ground floor patios of the condominium homes.

6. *The conditional use permit may include a restriction on commercial uses and/or business hours in order to avoid conflicts with residential units.*

The proposed commercial use will be compatible with the residential development and would not require any restrictions on hours of operation.

Design Review:

The project's architecture is in the style of Irving Gill. Its main elements are the use of flat roofs, rectangular massing, ground level arches and breezeways, and light color exteriors. The proposed project has been reviewed for consistency with the City of Chula Vista Design Manual and Landscape Manual. Attachment 7 provides the terms of grant of the permit. Final landscape and irrigation plans will be required to be reviewed and approved by the City Landscape Planner for compliance with the City Landscape Manual prior to issuance of building permits.

Tentative Map:

An application for a Tentative Map was submitted for the project to consolidate the existing four lots and provide for the grading and development of the site as shown on the site and grading plans. The proposed project has been reviewed for consistency with the City of Chula Vista Subdivision Manual and the City has included the necessary conditions that must be satisfied prior to issuance of a Final Map. The conditions are described in detail in Attachment 8.

ATTACHMENTS

1. Locator Map
2. Aerial Map
3. General Plan Southwest Planning Area – South Third Avenue District
- 4.a. Site Plan
- 4.b. Development Plan Package (Distributed to Board Members only; copy on file at the Community Development Department)
5. Mitigated Negative Declaration (IS-06-008)
6. Development Application with the following appendices:
 - Appendix A - Project Description and Justification
 - Appendix B - Disclosure Statement
 - Appendix C - Development Permit Processing Agreement
7. Design and Conditional Use Permit Conditions
7. Tentative Map Conditions
9. Letters of Support

PREPARED BY: Miguel Tapia, Senior Community Development Specialist
Frank Alvarez, Community Development Specialist II

J:\COMMDEV\CVRC\CVRC Meetings\Staff Reports\2006\11-16-06\Creekside\Creekside Vistas - Staff Report.doc